



Hilltop Road
Berkhamsted

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Offers In Excess Of £425,000

entrance hall/cloaks | kitchen | sitting/dining room | WC/utility | first floor landing | three double bedrooms | family bathroom | rear garden

A three bedroom terraced home offering excellent family accommodation, situated in a popular elevated location in Berkhamsted, with good access to schools, the town centre and mainline station. The property is offered for sale with no chain.

The ground floor offers a generous sitting/dining room with sliding doors opening onto the rear garden, creating a bright and welcoming living space. The modern kitchen is well appointed and includes an integrated double oven, gas hob and dishwasher. A spacious entrance hall provides useful cloaks space, with the added benefit of a WC/utility room.

Upstairs, there are three good sized bedrooms and a contemporary family bathroom.

Outside

To the rear, the attractive garden enjoys a southerly aspect and offers a low maintenance outdoor space, with a patio seating area and planted borders.

The property is conveniently positioned for local schools and is within a short walk of Berkhamsted High Street, offering a wide range of shops, cafés, restaurants and everyday amenities. The mainline station is also within easy reach.

Tenure

Freehold.

Services

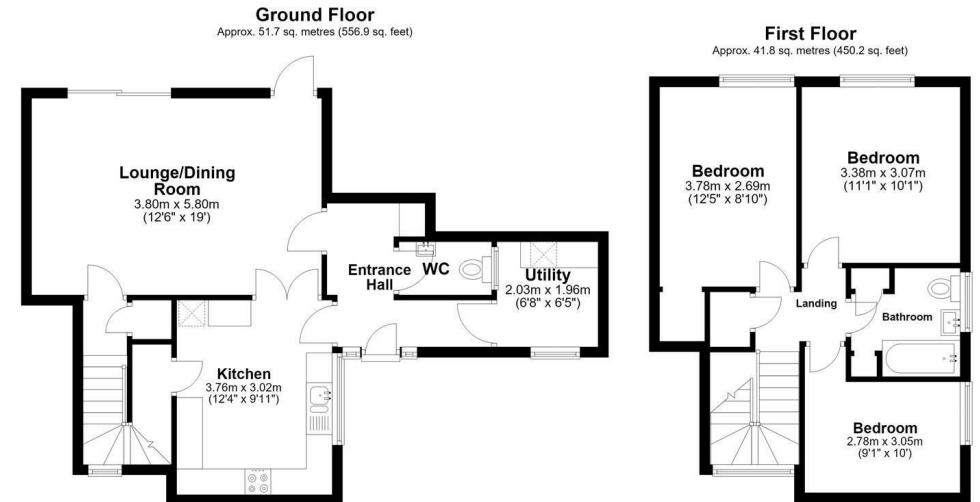
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band C (Dacorum).

Situation

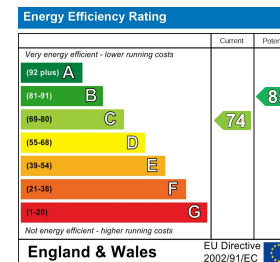
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Total area: approx. 93.6 sq. metres (1007.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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